



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT ADDENDUM

ADDENDUM DATE: June 21, 2018
AGENDA DATE: June 21, 2018
PROJECT: General Plan Map Amendment and Local Coastal Program Amendment
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
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DISCUSSION

This is a second Addendum to the Planning Commission's June 6, 2018 staff report that contains additional proposed changes to the June 5, 2018 Review Draft LCP Coastal Land Use Plan (LUP), which was included as Exhibit B to the June 6, 2018 Planning Commission Staff Report.

Global Changes

Every reference to the former carousel at Chase Palm Park is changed to acknowledge that the carousel has since been removed, yet the building remains as a new public event venue called the "Carousel House." The Carousel House is also added to the list of public event venues in Table 3.2-2.

Several formatting errors in the June 5, 2018 Review Draft Coastal LUP that are the result of showing tracked changes from the previous March 2018 Planning Commission Draft Coastal LUP will be corrected.

Chapter 3.1 Public Access

City Planning Efforts and Programs Section

Policy 3.1-14 is revised to clarify that new City parking programs may or may not require mitigation in order to not result in a significant increased use of any Key Public Access Parking Area.

Policy 3.1-14 Requirements for New City Parking Programs. New City programs for management of on-street parking (e.g. preferential parking programs, priced parking, etc.), significant reductions in on-street parking, or amendments to Zoning Ordinance off-street parking requirements shall not result in a significant increased use of any Key Public Access Parking Area (see Policy 3.1-35 *Locations of Key Public Access Parking Areas*) with or without mitigation. Any mitigation required (e.g. addition of public access parking, supplemental methods of public access, etc.) shall be implemented prior to or concurrent with implementation of the new city parking program.

Chapter 4.1 Biological Resources

Text

Text on page 4.1-12 is changed as follows to clarify that drought tolerant landscaping may not always be required in ESHAs where inappropriate for a given habitat (e.g., wetland habitats):

The policies of the LUP provide protection of identified ESHAs, creeks, wetlands, estuaries, and open coastal waters (i.e., open ocean) through restrictions on allowed uses within protected biological resources and by requiring development buffers and replacement and restoration of these habitats when impacts cannot feasibly be avoided. A number of vegetation management and landscape policies minimize removal and impacts to vegetation in ESHAs, prohibit use of invasive species that can impact native habitats, and require the use of native, ~~drought-tolerant~~ landscaping in ESHAs. Policies concerning landscaping and tree removal outside of ESHAs, creeks, wetlands, or habitat buffers are further addressed in Chapter 4.3 *Scenic Resources & Visual Quality*.

Development Review Policy Section

Policy 4.1-19 is changed as follows to clarify that drought tolerant landscaping may not always be required in ESHAs where inappropriate for a given habitat (e.g., wetland habitats):

Policy 4.1-19 Plantings in ESHAs, Wetlands, Creeks and Habitat Buffers.

- A. Planting of any plant species listed as problematic, a noxious weed, or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California, or the Federal Government shall be prohibited in all ESHAs, wetlands, creeks, and required habitat buffers unless a plant species is necessary for the habitat restoration of a sensitive species (e.g., monarch butterfly).
- B. Plantings in ESHAs, wetlands, and creeks shall be with native, ~~drought-tolerant~~ species appropriate to the habitat type, except where restoration of a specific sensitive species habitat requires use of other plant species (e.g., monarch butterfly habitat). Plantings shall be drought tolerant except where inappropriate for the given habitat type (e.g., creek beds and wetlands). For creeks and wetlands, planting should be from local genotypes collected locally.
- C. Plantings in required habitat buffers shall be compatible with the continuation and enhancement of the habitat area and consist primarily of native, drought-tolerant species, unless certain plantings are necessary for the restoration of a sensitive species or habitat (e.g., monarch butterfly).

Chapter 4.3 Scenic Resource

Development Review Policy Section

Policy 4.3-8 is changed as follows to provide a minor clarification:

Policy 4.3-8 Mitigating Impacts to Visual Resources. Avoidance of impacts to visual resources through site selection and design alternatives, if feasible, is the preferred method over landscape screening. Landscape screening, as mitigation of visual impacts, shall not substitute for project alternatives including resiting, or reducing the height or bulk of structures. When landscaping is required to screen the development, it shall be maintained for the life of the development for that purpose.

Policy 4.3-11 is changed as follows to clarify that drought tolerant landscaping may not always be required in ESHAs where inappropriate for a given habitat (e.g., wetland habitats):

Policy 4.3-11 Landscape Plans Required. Applications for new development and substantial redevelopment shall be required to have an approved landscape plan prepared by a licensed design professional that demonstrates that the landscaping associated with the new development or substantial redevelopment is visually compatible with the character of the area and minimizes impacts to visual and scenic resources. As a condition of the permit, the applicant shall be required to implement and fulfill all obligations of the landscape plan for the life of the development. The following standards shall apply:

- Ensure vegetation choices are appropriate for environmental conditions, including but not limited to, exposure, soil, and water needs. Unless otherwise specified in Policies 4.1-17 or 5.1-38, within and near areas of natural vegetation and natural habitats, require drought-tolerant plant species, except where inappropriate for the given habitat type (e.g. creek beds and wetlands-), that blend with the existing natural vegetation and natural habitats on the site. Within High Fire Hazard Areas, plant species should be fire retardant. The use of any plant species listed as problematic, a noxious weed, or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, the State of California, or the federal government shall be avoided unless necessary for habitat restoration of a sensitive species (e.g., Monarch Butterfly).
- Landscaping shall be designed to avoid obstructing or limiting public view impacts for the life of the development. Plant materials shall be chosen to avoid impacts at their maximum growth potential. The property owner shall maintain new plant materials to avoid their inadvertently intruding into the protected viewshed.
- Landscaping and irrigation shall be planned with consideration for water conservation through use of water-wise plant species; water-efficient irrigation systems, including using microspray, drip irrigation, and mulching; and designing irrigation to eliminate runoff.
- Enforce City regulations that require maintenance of the trees, plants, irrigation systems, and other improvements shown on an approved landscape plan.

Chapter 5.1 Coastal Hazards

Development Review Policy Section

Policy 5.1-38 is changed as follows to clearly specify the type of irrigation systems and watering prohibited and allowed on coastal bluff faces and Coastal Bluff Edge Development Buffers.

Policy 5.1-38 Landscaping, Watering, Weight, and Drainage on Coastal Bluff Faces and Coastal Bluff Edge Development Buffers.

- A. Development, including landscaping and other improvements, shall be located and designed to prevent an increase in water percolation or excessive weight placed on coastal bluff faces and Coastal Bluff Edge Development Buffers, and to avoid drainage over the coastal bluff edge.
- B. All new plantings on coastal bluff faces and Coastal Bluff Edge Development Buffers shall be native, drought-tolerant vegetation. Sprinkler systems, irrigation plumbing, and in-ground irrigation systems shall not be allowed on coastal bluff faces and Coastal Bluff Edge Development Buffers. Watering shall not be allowed on coastal bluff faces or mapped slope failure areas, except for minimal manual watering needed for ~~only be allowed for~~ establishment of new plantings. Watering within Coastal Bluff Edge Development Buffers shall be limited to the minimum necessary for plant establishment and survival and accomplished via manual watering or easily removable drip irrigation tubing that is designed with a dedicated shutoff valve outside of the Coastal Bluff Edge Development Buffer. Additional limitations to watering in the Coastal Bluff Edge Development Buffer may be required based on the geologic conditions of the site.
- C. When new development or substantial redevelopment is proposed on coastal bluff faces or within Coastal Bluff Edge Development Buffers, existing landscaping and other plantings that are not drought-tolerant (e.g., lawns) shall be replaced with native, drought-tolerant vegetation when appropriate.